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U.S. BANKRUPTCY  
COURT - WDPA

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE )  
 )  
Donna L. Streiff, ) Case No. 22-22034 GLT  
Debtor ) Chapter 13  
 ) Docket No 61  
Donna L. Streiff, )  
Movant )  
 )  
Vs. )  
 )  
Ronda J. Winnecour, Chapter 13 Trustee, )  
Respondent )

**CONSENT ORDER ALLOWING ENCUMBRANCE OF REAL PROPERTY AND**  
**DIRECTING PARTIAL AMOUNT OF LOAN PROCEEDS TO BE PAID TO THE**  
**CHAPTER 13 TRUSTEE**

AND NOW, this 5th day of June, 2025 upon consideration  
of the *Debtor's Motion for Approval of Encumbrance of Real Property* ("Motion"), and upon  
consent of the parties, it is ORDERED, ADJUDGED and DECREED as follows:

1. The Debtor is permitted to co-sign and allow a mortgage loan encumbering her real property located at 22 Spring Street, Etna, PA 15223 ("Real Property") in an amount up to \$65,000.00 as described in the Motion.
2. This Order grants the Debtor the ability to sign the mortgage document securing the loan to the Real Property but not to act as a co-borrow on the loan and a co-debtor on the note secured by the mortgage.
3. At closing on loan, funds in the amount of \$23,000.00 from the proceeds of the loan shall be made out and directly remitted to "*Ronda J. Winnecour, Ch. 13 Trustee. P. O. Box 84051, Chicago, IL 60689-4002*" and shall identify thereon the Bankruptcy Case No. 22-22034 GLT and the name of the Debtor.

4. The funds to be paid to the Chapter 13 Trustee are expected to be in an amount sufficient to complete the Debtor's confirmed Chapter 13 Plan and pay all general unsecured creditors 100% of their allowed claims, provided, however, case completion is subject to final audit. In the event of a shortfall the Debtor shall pay in an amount sufficient to complete. Any surplus will be refunded.

CONSENTED TO BY:

/s/ Christopher M. Frye  
Christopher M. Frye, Esquire  
Attorney for the Debtor(s)  
STEIDL & STEINBERG  
Koppers Building, Suite 322  
436 Seventh Avenue  
Pittsburgh, PA 15219  
(412) 391-8000  
[chris.frye@steidl-steinberg.com](mailto:chris.frye@steidl-steinberg.com)  
PA I. D. No. 208402

/s/ Owen W. Katz  
Owen W. Katz, Esquire  
Attorney for the Chapter 13 Trustee  
US Steel Tower, Suite 3250  
600 Grant Street  
Pittsburgh, PA 15219  
(412) 471-5566  
[okatz@chapte13trusteevdpa.com](mailto:okatz@chapte13trusteevdpa.com)  
PA I. D. No. 36473

SO ORDERED this 5th day of June 2025:

  
\_\_\_\_\_  
Gregory V. Taddonio *hct*  
Chief United States Bankruptcy Judge

In re:  
Donna L. Streiff  
Debtor

Case No. 22-22034-GLT  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0315-2

User: auto

Page 1 of 2

Date Rcvd: Jun 05, 2025

Form ID: pdf900

Total Noticed: 1

The following symbols are used throughout this certificate:

**Symbol**      **Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 07, 2025:**

Recip ID	Recipient Name and Address
db	+ Donna L. Streiff, 22 Spring Street, Pittsburgh, PA 15223-1927

TOTAL: 1

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 07, 2025

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 5, 2025 at the address(es) listed below:

Name	Email Address
Christopher M. Frye	on behalf of Plaintiff Donna L. Streiff chris.frye@steidl-steinberg.com julie.steidl@steidl-steinberg.com;todd@steidl-steinberg.com;r53037@notify.bestcase.com;rlager@steidl-steinberg.com;awerkmeister@steidl-steinberg.com;bwilhelm@steidl-steinberg.com
Christopher M. Frye	on behalf of Debtor Donna L. Streiff chris.frye@steidl-steinberg.com julie.steidl@steidl-steinberg.com;todd@steidl-steinberg.com;r53037@notify.bestcase.com;rlager@steidl-steinberg.com;awerkmeister@steidl-steinberg.com;bwilhelm@steidl-steinberg.com
Denise Carlon	on behalf of Creditor Rocket Mortgage LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. dcarlon@kmllawgroup.com
Denise Carlon	on behalf of Creditor Rocket Mortgage LLC f/k/a Quicken Loans dcarlon@kmllawgroup.com
Jeffrey R. Hunt	on behalf of Creditor County of Allegheny jhunt@grblaw.com

District/off: 0315-2

User: auto

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Date Rcvd: Jun 05, 2025

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Total Noticed: 1

Lauren Moyer

on behalf of Creditor Select Portfolio Servicing Inc. as servicer for U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R3, Mortgage-Back bkecf@friedmanvartolo.com, bankruptcy@friedmanvartolo.com

Office of the United States Trustee

ustpregion03.pi.ecf@usdoj.gov

Robert Shearer

on behalf of Defendant U.S. Bank Trust Company rshearer@raslg.com

Ronda J. Winnecour

cmeecf@chapter13trusteewdpa.com

TOTAL: 9